

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lenoir Cotton Mill Warehouse

other names/site number NA

2. Location

street & number 150 Bussells Ferry Road NA ☐ not for publication

city or town Lenoir City NA ☐ vicinity

stat e Tennessee code TN county Loudon code 105 zip code 37771

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☐ entered in the National Register.

☐ See continuation sheet

☐ determined eligible for the
National Register.

☐ See continuation sheet

☐ determined not eligible for the
National Register

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Lenoir Cotton Mill Warehouse

Name of Property

Loudon, TN

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of Contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE: warehouse

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Other: timber frame

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Metal

other Limestone, wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A

(Mark "x" in all boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** moved from its original location.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property
- ☐ **G** less than 50 year of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Commerce

Period of Significance

1830-1890

Significant Dates

N/A

Significant Person

(complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ Previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Lenoir Cotton Mill Warehouse

Name of Property

Loudon, TN

County and State

10. Geographical Data

Acreage of Property 0.194 acres Lenoir City 130 SE

UTM References

(place additional UTM references on a continuation sheet.)

1 16 747913 3963838
Zone Easting Northing
2 _____

3 _____
Zone Easting Northing
4 _____

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Gail L. Guymon
organization N/A date February 2006
street & number 745 Butler Drive telephone (865) 458-9037
city or town Loudon state TN zip code 37774

Additional Documentation

submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO) or FPO for any additional items

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Rick Dover, Family Pride Corporation
street & number 2018 Cherokee Blvd. telephone (865) 924-0791
city or town Knoxville state TN zip code 37919

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

Description

This nomination consists of a single resource, a ca. 1830 one and one-half story timber frame cotton warehouse with brick infill known locally as the Lenoir Cotton Mill Warehouse. Constructed to provide storage space for raw cotton for the newly constructed Lenoir Cotton Mill, it is located at the southern end of the junction of Bussell's Ferry Road and Lee Drive opposite the confluence of the Tennessee and Little Tennessee rivers in Lenoir City (pop. 6,819), Loudon County, Tennessee. Its unobtrusive appearance belies its early nineteenth timber frame construction and its historical association with the Lenoir Cotton Mill.

Of the numerous mills, warehouses, and houses that were once part of the vast Lenoir estate, the warehouse is one of only two extant resources in Lenoir City, Tennessee. The other is the William Ballard Lenoir family home located approximately one mile north of the warehouse. The Lenoir house has been extensively altered since it was constructed in 1821 and has been converted to apartments. A third Lenoir family property, the Lenoir City Cotton Mill, was built about 1830 and listed on the National Register of Historic Places in 1973. After a ten-year effort to restore and preserve it, the mill was destroyed by arson in 1991 and was removed from the National Register (Lenoir City Webworks 2004). A one and one-half story corner of this two and one-half story brick mill is all that remains standing today as part of a city park. There is one other extant resource associated with the Lenoir family in the county, the ca. 1857 Albert Lenoir House (NR 4/11/73). This property is in the City of Loudon.

Prior to an Investment Tax Credit project renovation that began in 2004, the warehouse had been abandoned for over two decades and was on the verge of collapse. The original hewn log sill, many of the floor joists, and the lower half of most of the chestnut board and batten siding had rotted due to moisture being wicked up from the ground over the years. The standing seam metal roof was rusted and had pulled away from two of the corners that allowed even more water inside the building. Windows were broken out and vegetation had grown over most of the exterior (Figure 1). The rotted siding was removed and the brick infill removed and stacked while the renovation work proceeded. The Secretary of the Interior's Standards for Rehabilitation were followed in the design and execution of the renovation.

Work done to replace the exterior of the warehouse was based primarily on John Collins' 1872 drawing (Figure 2) and physical evidence, but some alterations were made to facilitate the installation of modern amenities such as an HVAC system and to meet current building codes since the building was intended for residential use once the renovation was completed. The stacked limestone pier foundation was replaced by a solid foundation of masonry blocks faced with limestone rubble. A wooden deck and steps were added to the south (rear) elevation. Interior changes included a wall constructed at the west end of the main floor to provide a means of installing plumbing and electrical lines for appliances in the kitchen area and to create space for a

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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

half bath and utility closet. A wooden staircase was also added to provide access to the second floor that was partitioned to create three bedrooms, two baths, a laundry, sitting area, and closets.



Figure 1. Lenoir Cotton Mill Warehouse shortly after renovation efforts began in 2004.

The south elevation (primary façade) faces the Tennessee River and has a full-length wooden deck with plain wooden railing. Access to the warehouse is off the deck through two sets of single light French doors flanked by board and batten shutters featuring reproduction hardware. The north elevation that faces Bussell's Ferry Road is identical but has no deck or steps. The east and west elevations have two six-over-six double hung windows on the first story with two slightly smaller six-over-six double hung windows aligned directly above on the upper half story. A single light fixed window was placed between the two upper story windows to retain the open space in the loft that can be seen in Collins' illustration. The warehouse has a metal standing seam side gable roof and is covered with vertical board and batten siding.

Remnants of the historic appearance of the warehouse are visible on the main floor. Structural elements of the timber frame construction are exposed and courses of brick fill the walls between the timbers. A combination of the original handmade brick and twenty-first century reproduction brick was used because many of the original bricks were damaged or missing. The ceiling was left open to expose the floor joists of the upper story. One of the most impressive elements of the warehouse is the original hand hewn beam that spans the entire 50-foot length of the building. It is supported by two square wooden columns with T-shaped caps. One of the columns is original and the other was replicated during the renovation.

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Section number 7 Page 3 Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

A single run staircase with a plain balustrade and handrail provides access to the upper half-story. It is located in the middle of the main floor and parallel to the hewn beam. Kitchen cabinets and appliances are located on the south side of the west end wall. The opposite side has a half bath and utility closet. The east end of the wall features a small closet. All doors are new with recessed panels.

Upstairs the timber frame construction is also exposed but since the original brick nogging did not extend to the upper story, the spaces between the beams as well as the ceilings are covered by textured gypsum board that suggests rough coated plaster. The entire floor is carpeted. All wood trim and doors are stained and sealed. The second floor contains two small bedrooms with a bath in between, a laundry closet, open sitting area, and master bedroom and bath.

A narrow hall runs perpendicular to the top of the stairs at the west end of the upper story. The two smaller bedrooms and bath are located off the west side of the hall. The laundry area is on the east side of the hall opposite the bedrooms and to the left of the top of the stairs. There is a small storage area at the south end of the hall.

To the right of the stairs is a small open sitting area which leads to the master bedroom and bath on the east end of the upper story.

Lenoir City Park is located to the east of the warehouse. The area between the warehouse and the park is a mix of pine and deciduous trees and is a favorite location for launching boats and fishing. Immediately to the north and west along Bussell's Ferry Road and Lee Drive is an early twentieth century residential neighborhood. The parcel adjacent to the warehouse on the west is occupied by a one-story concrete block commercial building. Landscaping to the renovated building was deliberately minimal in keeping with its historic function. The site contains grass and a single row of trees planted along the property line on the west to eventually create a vegetative buffer between the warehouse and the commercial building on the adjacent parcel. Gravel was applied to a small area on the east side of the warehouse to create a driveway for the building tenant's vehicle.

There are two known historic illustrations of the Cotton Mill Warehouse. The earliest is by Quaker illustrator, minister, and educator John Collins (1814-1902), and was completed in 1872 (Figure 2). Collins was probably commissioned by William Ballard Lenoir to sketch a number of views of his vast estate as there are sketches of the family home as well as several of the mills. Collins lived with his family in neighboring Blount County for nine years during which time he completed sketches of a number of buildings in the area including several on the Maryville College campus.

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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

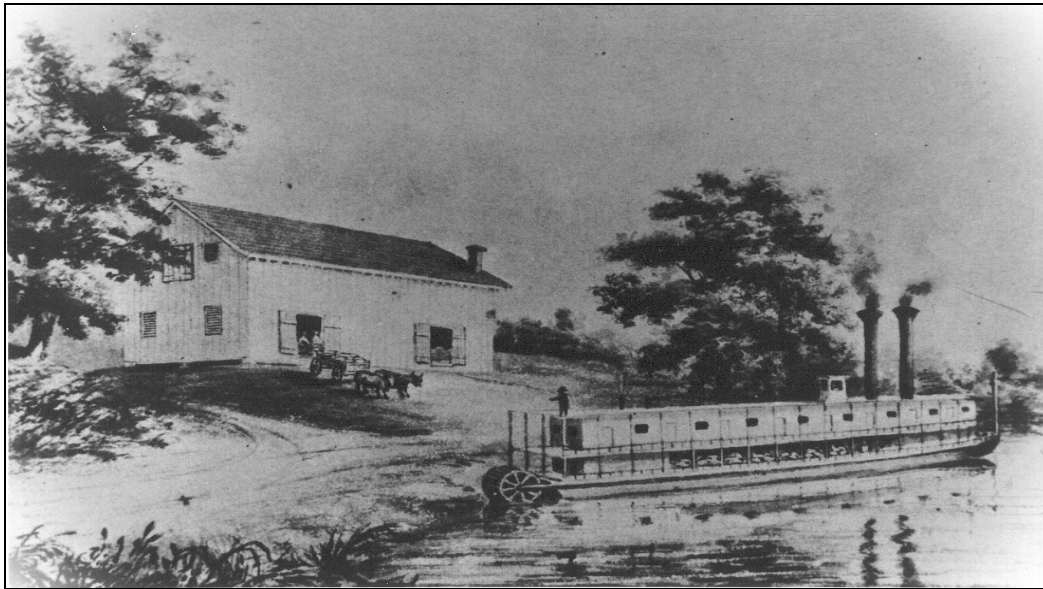


Figure 2. The Lenoir Cotton Mill Warehouse in 1872 by John Collins.

His drawing of the warehouse shows the south and west elevations as seen from the Tennessee River. The south elevation features two sets of hinged batten doors. The ground floor of the west elevation has two rectangular louvered openings for ventilation. The upper half story has a central opening to the loft with hinged batten doors and smaller rectangular openings on each side. It is unclear from the illustration if these openings served as windows or provided ventilation to the loft. The building appears to be clad with vertical board or board and batten siding and has a wooden shake roof. A small chimney can be seen in the southeast corner. The warehouse has a foundation of stacked stone piers. This image shows how closely the rehabilitated building is to its 1872 appearance.

The second illustration of the warehouse is a black and white photograph taken from a hill to the east with the caption: "Indian Mound at Lenoir" (Figure 3). The photograph appeared in a prospectus produced for the Lenoir City Company in 1890 when the Lenoir estate was sold in its entirety to a syndicate. In this photograph, what is now Bussell's Ferry Road can be seen running perpendicular to the river. This road splits in front of the warehouse and goes around both sides to the rear then runs parallel to the riverbank to the east toward the Lenoir Cotton Mill. The area to the north is open pasture and trees line the riverbank on both sides of the warehouse.

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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

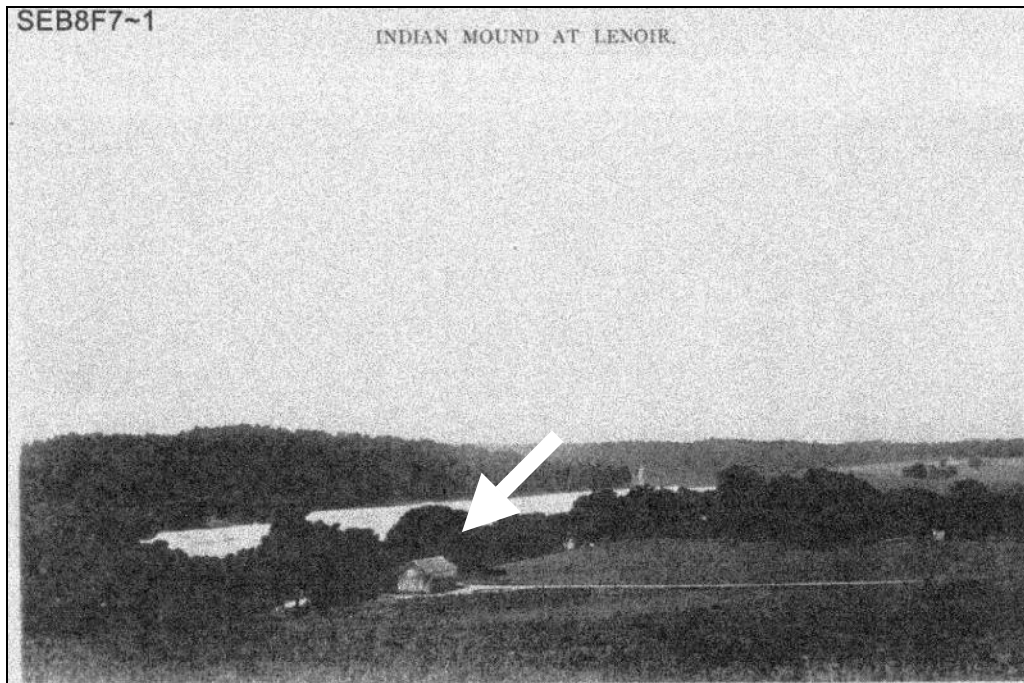


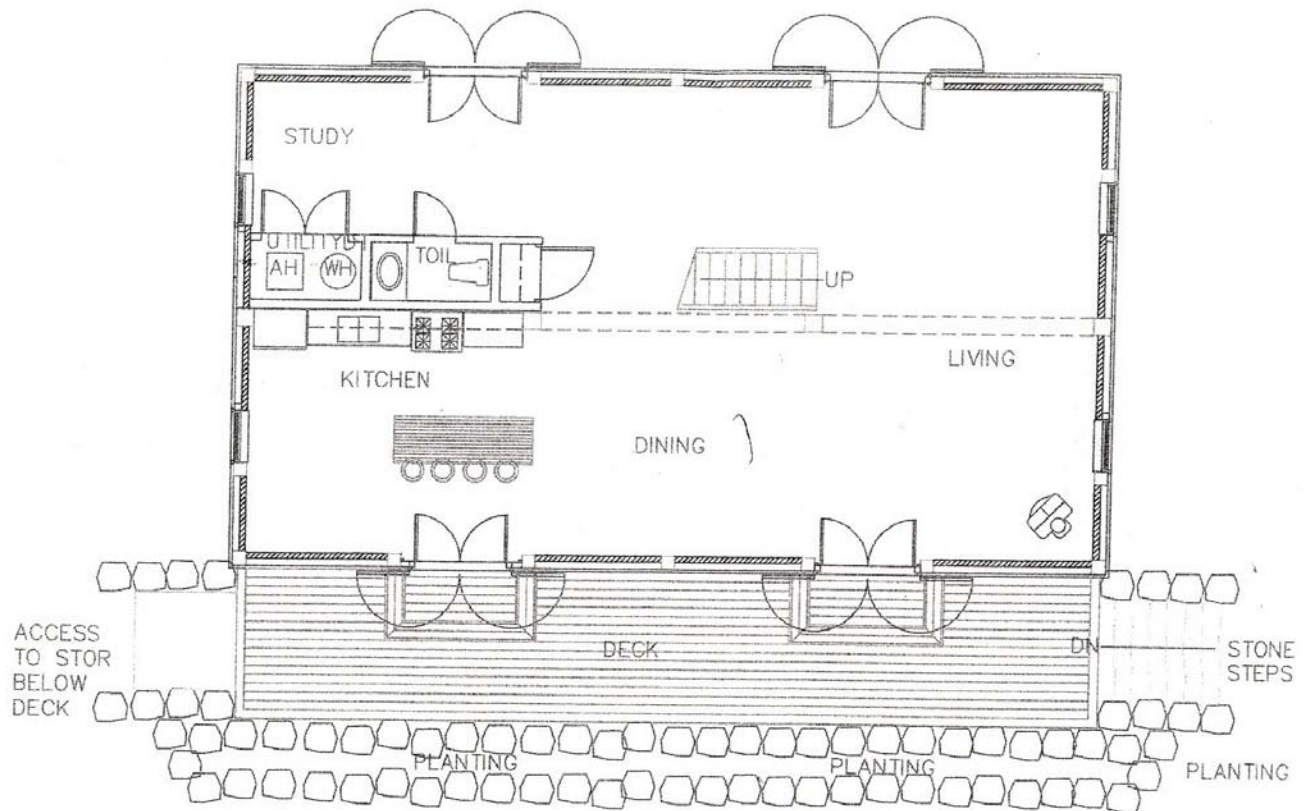
Figure 3. Photograph of the Lenoir Cotton Mill Warehouse ca. 1889.

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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee



FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

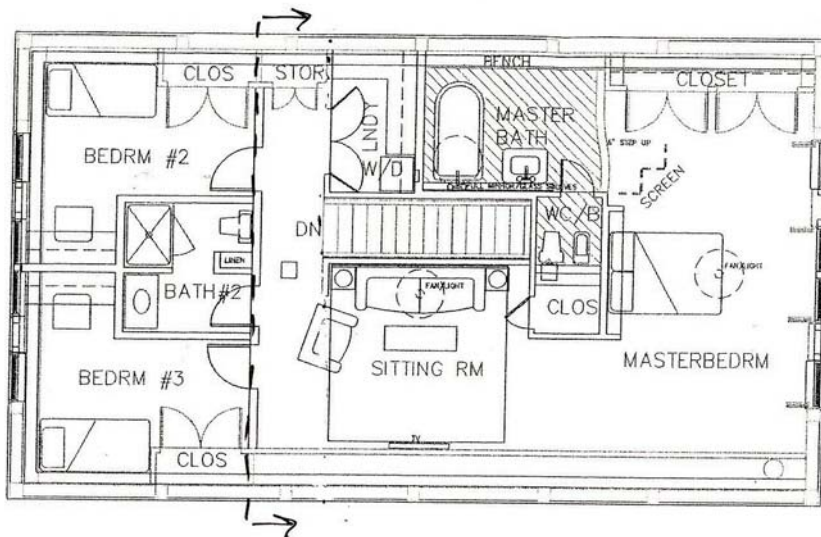


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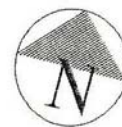
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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



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Loudon County, Tennessee

Statement of Significance

The Lenoir Cotton Mill Warehouse is being nominated to the National Register under Criterion A for its historical association with the Lenoir Cotton Mill that was a major producer of cotton thread and yarn for over 50 years. It is one of only two extant resources in Lenoir City, Tennessee associated with Lenoir's nineteenth century commercial and manufacturing empire. The building was rehabilitated using the preservation tax incentive and retains integrity.

Early History

General William Lenoir (1751-1839) was a native of Wilkes County, North Carolina and a member of numerous expeditions against the Cherokee in North Carolina. His service to North Carolina during the Revolutionary War began as a 1st Lieutenant under Colonel Cleveland and he was wounded in the Battle of King's Mountain. In 1795, Lenoir was promoted to the rank of General and served in the North Carolina militia. In 1776 during an expedition against the Cherokee under General Rutherford, Lenoir got a first hand look at the land he was later granted in East Tennessee.

Sources differ with regard to how General Lenoir obtained legal title to this land. McNeeley (1940:8) states Lenoir's service in the military was repaid by a grant of 5,000 acres along the bank of the Tennessee River. Upon discovering the land had already been claimed by other settlers that included Alexander Outlaw and Judge David Campbell, Lenoir took the case to court. The dispute was settled in 1809 in favor of General Lenoir who deeded the land to his eldest son, William Ballard, a few months later (TNGenWeb 2004; McNeeley 1940:8). Hawn's version (1940:7) agrees that a land grant was given to Lenoir but states that he resorted to purchasing the land from everyone who claimed title to any portion of it because the court case dragged on for years (According to Hawn, Lenoir and William T. Lewis also bought 3,500 acres in 1800 in what was then Knox County.)

General Lenoir's civilian life was spent serving the people of North Carolina. For two years he was a County Clerk in Wilkes County, North Carolina and a Justice of the Peace for 60 years. Lenoir also served in both branches of the state legislature and during his last term in the Senate, served as its President. He was also the first President of the Trustees of the University of North Carolina, a position he held for five years before retiring. Lenoir was 88 years old when he finally applied for his military pension from the Revolutionary War in 1833 (Loudon County TNGenWeb 2004; Hawn 1940). He died six years later in 1839. Lenoir County and the town of Lenoir, North Carolina bear testimony to the contributions made by General William Lenoir during his lifetime.

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Loudon County, Tennessee

Cotton Mill Warehouse

In 1810 after the land dispute had been settled, William Ballard Lenoir (1751-1852) moved his wife and four children to Tennessee along with wagons, slaves, and other necessary supplies. Lenoir quickly set about having land cleared for crops and soon had 1,000 of his 5,000-acre estate in cultivation. He and his wife, Elizabeth (Avery), eventually had six more children after arriving in Tennessee. A gristmill was already in operation on Town Creek and was included in Lenoir's landholdings. A sawmill was later added at this location (Hawn 1940:9-10). An agreement between William B. Lenoir and Thomas Newberry dated February 4, 1817 mentions Newberry would operate the mill and attend to the "machining of cotton" until January of the following year. In exchange, Newberry could occupy the miller's house and the "enclosed lot of ground" rent free (Lenoir Family Papers, Box 2, Series III, Folder 33). That same year Lenoir founded the Lenoir Manufacturing Company that was later incorporated by his sons in 1877 (Marfield 1893:431).

The Lenoirs lived in Judge David Campbell's log house until their two-story brick I-house was completed in 1821. Campbell's house was on the site of the former Fort Grainger not far from the Tennessee River and Bussell's Ferry. The new house had running water from a nearby spring that was piped directly into the house and collected in a box on the rear porch. Considered a mansion in its day, the house also featured different moldings on all the door casings and a dumb waiter that delivered food to the dining room from the kitchen in the fully excavated basement (Spence and Kiley 1997:109).

Elizabeth Lenoir was very active in the Methodist church and one bedroom of the home was reserved for visiting members of the clergy. In 1867 after the Muddy Creek Methodist Episcopal Church was destroyed during the Civil War, Elizabeth and William's sons organized the Methodist Episcopal Church on the Lenoir plantation. The small frame church was located near the present corner of Broadway and A Street in downtown Lenoir City. When the estate was sold in 1890, the structure was moved to a site adjacent to the Lenoir family cemetery near the present site of Calvary Baptist Church. It was later occupied by the Baptist Tabernacle Church and demolished sometime after 1950 (Spence and Kiley 1997:122-123; Lenoir City Chamber of Commerce 1982:66).

During the early years of Lenoir's Station, William B. Lenoir also grew and ginned cotton. Even though cotton was not generally grown in East Tennessee after 1830 (Rule 1900:196), William Lenoir was still growing it in 1837, probably to reduce his overhead for raw material for use in his cotton mill (Lenoir Family Papers, Box 1, Series II, Folder 1). The earliest reference to Lenoir having machinery for spinning cotton thread and weaving cloth is in 1831 when E. F. Faber of Pittsburg, Pennsylvania contacted him and agreed to construct a spinning jack with 113 spindles, a condenser, and three power looms for \$635.00. This date may represent the beginning of operations of the Lenoir Cotton Mill. The looms were used to weave a type of coarse jeans material called "Negro cloth" (Lenoir Family Papers, Box 2, Series III, Folder 33). In January, 1834

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Lenoir Cotton Mill Warehouse
Loudon County, Tennessee

Lenoir received a letter from John Mitchell (in response to his earlier request) who discussed improvements he had seen in spinning machinery. Mitchell offered to work for Lenoir "for half cash and in good trade" (Lenoir Family Papers, Box 1, Series II, Folder 1).

Lenoir contacted Edward Hopkins in Barboursville, Kentucky on January 16, 1839 and offered to supply him with cotton thread in exchange for "some meat to put in our cellars." Lenoir was charging a shilling per dozen by the 100 dozen with a discount for immediate payment or a few months of credit with interest (Lenoir Family Papers, Box 1, Series II, Folder 2). The Lenoir Papers contain a number of similar requests from the same general time period so it would appear Lenoir's Cotton Mill was a major supplier of cotton thread soon after it began operating. At some point, Lenoir no longer bothered to grow his own cotton because his sons were responsible for buying raw cotton when they were older (McNeeley 1940:8).

According to information in the 1840 Agricultural Census, the Lenoir estate had 77 workers, 150 head of cattle and an annual manufacturing income of \$11,000. Over 1,000 acres were in cultivation and included the estate's four-mile long cornfield (Augustus 2000:9). Although the Lenoir family had many paid workers on the estate, most of the agricultural labor was performed by slaves.

In addition to the Cotton Mill, the Lenoir Manufacturing Company's other industries included a gristmill, flour mill, and saw mill on Town Creek (Hawn 1940:12). Two adjoining warehouses stored wheat and cotton. The other primary component of the company was agricultural products. The Lenoirs raised large numbers of cattle but it was hams from their Poland China/ Berkshire hogs that were famous. After Lenoir's Station had access to rail service in 1855 they constructed a depot and their flour, hams, and produce were shipped by the carload to Atlanta. Poultry was added to their shipments a short time later. Men came up the Tennessee and Little Tennessee rivers to the Lenoir's property to barter and trade as their reputation for high quality products grew (Lenoir City Chamber of Commerce 1982:6). As the railroads through East Tennessee expanded, the Lenoir Manufacturing Company's market extended even further to Washington, D.C. and New York City. Local distribution was accomplished through the general store built in the mid 1830s which did a cash business of about \$70,000 annually (McNeeley 1940:8; TNGenWeb 2004).

The following tax list compiled in February, 1855 provides an inventory of their real property and its assessed value (Lenoir Family Papers, Box 1, Series III, Folder 5):

Sawmill, dam, and race

\$ 1,500.00

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Loudon County, Tennessee

Grist Mill	\$10,000.00
Spinning Factory, dam, racehouse, water wheel and shafting (620 spindles, 6 cards)	\$12,000.00
Gin, ginhouse, and cotton sheds	\$ 500.00
Storehouse	\$ 500.00
Warehouse	\$ 500.00
Old houses east of creek	no amount given
Dwlg houses	\$5,000.00
Negro houses and others	\$2,500.00
Smith shop and tools	\$ 500.00
Kilns for drying lumber	\$ 500.00
Farming tools including wagons	\$ 500.00
Stables, cribs, and barns	\$1,000.00
Old houses for renters	\$5,000.00

If this list includes all major standing structures, it is possible the "warehouse" on this list is the Lenoir Cotton Mill Warehouse. When he died in 1852 William B. Lenoir left most of the property to his sons (William, Israel Picks, Waightsill Avery, and Benjamin). They formed a new company, William Lenoir and Bros. that had legal control of about 2,700 acres of the estate. The remainder of the land had been left to their sisters (Lenoir City Chamber of Commerce 1982:6). The Lenoir brothers continued to operate and expand the family business.

Some appreciation for the extent of the Lenoir family's wealth and standard of living is illustrated by the fact that by this time the Lenoir family home's water supply was furnished by a double action pump which was said to have had the capacity to also furnish water to the entire city of Knoxville. Knoxville's pump frequently broke down and water had to be hand carried door to door while repairs were being made at a charge of 10 cents per bucket (Browder 1957).

During the Civil War the general store, depot, and flour mill were burned by Union troops because the Lenoirs were Confederate sympathizers. The Cotton Mill was also nearly lost but Dr. Benjamin Ballard Lenoir supposedly moved among the soldiers offering the secret Masonic handshake (William Ballard Lenoir had also been a Mason) and the mill was spared. General Ambrose Burnside and his men camped on the estate for several days on their way to Knoxville. Burnside was so taken by the beauty of the setting and the diversity of their holdings he asked Israel P. Lenoir what he and his brothers would take for it. Lenoir replied, "General, it would take considerable boot to get us to swap it for the State of Rhode Island" (Lenoir City Company 1890). One account from this period claimed the estate contained over 35,000 acres but information contained in the family papers suggests a figure between 5,000 and 7,000 acres (Hawn 1940:10). Dr. J. G. M. Ramsey (his daughter Henrietta had married Benjamin Ballard Lenoir) described the devastation of the Lenoir estate after the war in his autobiography (Hesseltine 1954:110):

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Loudon County, Tennessee

"I was now with them at the house of my son-in-law, Dr. B. B. Lenoir. But how altered that house, how changed his interesting family. Lenoir's is a principal and important station and depot on the E. T. & G. R. R. twenty miles below Knoxville. In some respects it is the most valuable property in Tennessee or the West. It contains between two and three thousand acres of land, much of it island and river bottom. Upon it have been erected a cotton spinning factory, planning machines, mills, and other large improvements of several kinds. When I last saw it before there were in its barns, cribs, meathouses, any extent of these supplies necessary for the subsistence of an army. The cellars were filled with groceries of all kinds. The forests on the property were scarcely excelled anywhere for their extent or their value. These extended to and embraced the dwelling houses and the outbuildings...."

"About September 1, the enemy came and took whatever of supplies they chose to of all kinds. They exhausted the smokehouse and cellar of all the necessities of life, cut down the forests as they pleased, and erected in their fertile fields villas of cabins for their soldiers. They took possession of Dr. Lenoir's office and established in it their headquarters for General James M. Shackleford first and then General Edward Ferraro and General William B. Hazen, General Robert B. Potter. Two brigades were generally camped on the place. Everything was appropriated by the invaders and used as they pleased. The family consisted of three brothers, all loyal to the South" (Hesseltine 1954:110).

The family sustained a loss of approximately \$70,730 in livestock, crops, and merchandise during the war but never received any payment from the federal government (Augustus 2000:2).

Broken but not beaten the Lenoir brothers made a crop in 1865 with one old army horse and later completed a large store, depot, and warehouses. The flour mill was rebuilt by October 1, 1874 and was the first roller mill in the area. This mill burned in 1915 (Lenoir City Chamber of Commerce 1982:7). The warehouse for the flour mill was about one mile away adjacent to the river. A road with a crushed stone surface was built between the two and was superior to other public roads at the time (McNeeley 1940:8). According to Burdette (1907:2) the Lenoirs earned approximately \$500,000 a year from their various businesses.

When Israel P. Lenoir died intestate in 1876, the remaining Lenoir brothers formed a stock company and incorporated in 1877 to avoid losing Israel's share of the business to a Chancery Court sale. In 1889 a group of men formed a syndicate called the Lenoir City Company. A number of them were prominent businessmen in Knoxville such as A. J. Albers, C. M. McClung, W. P. Chamberlain, and E. J. Sanford. Out-of-towners included Calvin S. Brice; president of the Lake Erie & Western Railroad based in Lima, Ohio, Colonel C. M. McGhee; president of the Memphis & Charleston Railroad, and E. R. Chapman of Moore & Schley, a New York City brokerage firm. The

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Prospectus of the Lenoir City Company (1890) described it as being 4,000 acres of broad bottom lands with two miles of river frontage. Crops included wheat, corn, and clover and the estate had acres of mixed hardwood. Livestock included cattle, hogs, and sheep.

The Lenoir brothers were paid \$300.00 an acre for the estate by the Lenoir City Company in 1890. The sale marked the end of a chapter of East Tennessee history that had endured for nearly a century and the end of the William Lenoir family's self-made manufacturing and agricultural empire. After the sale was completed the Lenoir estate was surveyed and lots were sold for residential and commercial development.

In his essay on Lenoir City, Tennessee that was published in the volume entitled *East Tennessee Historical and Biographical Illustrated* (2001[1893]:421), Samuel Marfield wrote about the significance of the Lenoir Manufacturing Company:

"In short, the home of the Lenoirs became the center of large commercial activity, and its business exchanges grew into metropolitan proportions. Their immense flour-mills outgrew their rivals, and for long years controlled the market for higher grades of flour. Their cotton yarns were shipped far and near; their wharves were alive with activity and their railroad shipments were enormous; their stores were the trade centers for miles on the north and east and west, and supplied almost exclusively the trade of the mountain districts of North Carolina penetrated by the Little Tennessee River....In 1890 it [the Lenoir estate] was purchased entire, with its mills and factories, by a syndicate of gentlemen who saw in its geographical location, in the vast mineral and timber resources in controlled by the strategy of its position, the site of a future great city."

Much less is known about the history of the Lenoir Cotton Mill Warehouse during the twentieth century, however, it was used for a number of small commercial manufacturing enterprises and even as a private residence before being abandoned in the 1980s.

The period of significance for the Lenoir Cotton Mill Warehouse reflects several broad development patterns in the history of the United States in general and more specifically, in East Tennessee. The Lenoir family, like thousands of others, received a land grant from the state of North Carolina during the early settlement period and capitalized on the resources of their land: rich soil, vast stands of timber, access to the Tennessee River via Bussell's ferry (and later, steamboats), and a fast running creek that provided all the energy needed to power mills.

During the first half of the nineteenth century, most types of industry relied on water (and later, steam) power. Mills of all types were plentiful along any river or creek with enough flow to power a wheel. Locally, farmers relied on access to a nearby grist mill and general store where they could get their corn and wheat ground into meal and flour and pick up supplies that were brought in by

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steamboat. In turn, the region's surplus agricultural products were shipped out of East Tennessee to other markets.

Lenoir's Cotton Mill supplied a commodity that was apparently in short supply (cotton thread and yarn) during the 1830s and 1840s and it was shipped all over the Eastern United States at competitive prices. By mid century, the availability of rail transportation in the South during the middle of the century allowed goods to be shipped faster and cheaper than by water or overland by wagon. Industries with rail access were able to expand their markets while minimizing shipping costs.

When the railroad was built through their estate in 1855, the Lenoir brothers expanded their market area to cities as far away as Washington, D. C. and New York City.

By the last decade of the nineteenth century, there was a great demand for lumber to build balloon frame houses to shelter a growing population, particularly in the Northeast where the resource had already been exhausted. Coal was needed to fuel the factories, run the railroads, and heat the houses. Land speculators backed by wealthy Northeast industrialists flocked to Kentucky, West Virginia, and Tennessee to purchase timber and mineral rights on extensive tracts of land in order to have access to these raw materials. The Lenoir estate was strategically located at the confluence of two rivers with access to rail transportation and in the center of a region with abundant timber and mineral resources ripe for the taking. The syndicate of men who formed the Lenoir City Company had the financial resources, business acumen, and vision to see that the full potential of the estate was still to be realized by the building of a city.

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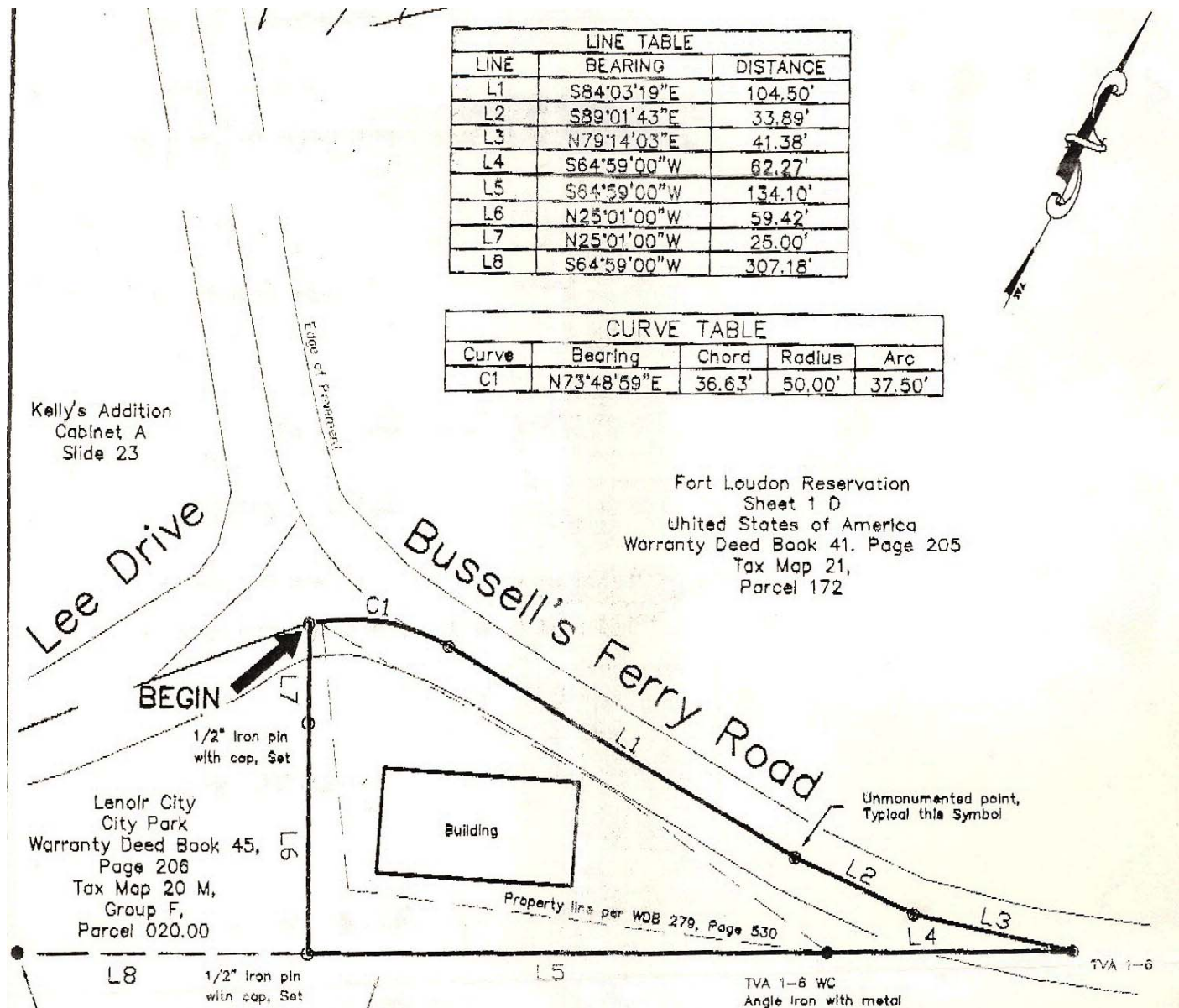
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Verbal Boundary Description

The Lenoir Cotton Mill Warehouse is located at 150 Bussell's Ferry Road in Lenoir City, Loudon County, Tennessee. It is sited on the north bank of the Tennessee River near its confluence with the Little Tennessee River. The property contains 0.194 acres and is included in the Tennessee Valley Authority's (TVA) Fort Loudoun Reservation (Sheet 1D, Tax Map 21, Parcel 172). It is on Tax Map 20M, parcel 020.01 (Scale 1" =40') as recorded with the Loudon County Property Assessor.

Boundary Justification

The boundaries for the nominated property include all of the extant historic property currently associated with the Lenoir Cotton Mill Warehouse that lies outside TVA jurisdiction.

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Photographs

Photos by: Gail Guymon

Date: March 5, 2006

Negs: Tennessee Historical Commission

- 1 of 17. Facing south, north elevation. Warehouse as seen from Bussell's Ferry Road.
- 2 of 17. Facing east. View of Lenoir City Park parking area.
- 3 of 17. Facing south. View of the Tennessee River behind the warehouse.
- 4 of 17. Facing southeast, northwest elevation. Façade and west elevation.
- 5 of 17. Facing east, west elevation. (East elevation is identical).
- 6 of 17. Facing northeast, Southwest elevation. View of West and South elevations.
- 7 of 17. Facing northwest, southeast elevation. View of south and portion of east elevations.
- 8 of 17. Interior of main level facing west. View of kitchen area.
- 9 of 17. Interior of main level facing east. View of study as seen from kitchen area.
- 10 of 17. Interior of main level facing northeast. View of study/living room and staircase.
- 11 of 17. Interior of main level facing northeast. Detail of replicated support post and hand-hewn beam.
- 12 of 17. Interior of main level facing southwest. Staircase with utility closet on endwall, northwest corner of main level.
- 13 of 17. Facing east. Staircase taken from second floor hallway.
- 14 of 17. Interior of second floor facing west. Bedroom.
- 15 of 17. Interior of second floor facing south. Hallway.
- 16 of 17. Interior of second floor, facing west. Sitting area from entrance to master bedroom.
- 17 of 17. Interior of second floor, facing southeast. View of master bedroom. Note original framing on far wall.